

**Tulpehocken Township Planning Commission Meeting  
July 1, 2010**

**Present:** Robert Sattazahn, Ray Daub, John Zimmerman, Gary Deck, Laverne Frey, Peter Eisenbrown, Bethany Emkey, Heather Claman and other interested persons.

The Planning Commission meeting began at 7:31 p.m.

The minutes from the June 3, 2010 meeting were reviewed and one correction was made by Gary Deck. The motion made by Gary Deck to update the Zoning Ordinance and SALDO for townhouses should state to update the Zoning Ordinance and SALDO *to regulations consistent with current practices*. The minutes were approved as corrected.

**Public Comments:** None.

**Active Plans:**

**E & E Self Storage:** Property owner, Ed Wilde and Michael Keffer from Light-Heigel were present for discussion. The Developer requested two stormwater waivers as follows:

Section 310.K.1 – to allow grading improvements within 5 feet of a property line. *Ray Daub made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 310.K.1 of the Stormwater Ordinance. Laverne Frey seconded the motion. All in favor, motion carried.*

Section 311.F – to permit a pipe material that does not have a 100 year life expectancy. *Gary Deck made a motion to recommend to the Board of Supervisors to accept the waiver request for Section 311.F of the Stormwater Ordinance. John Zimmerman seconded the motion. All in favor, motion carried.*

*John Zimmerman made a motion to recommend to the Board of Supervisors to grant conditional approval subject to the following outstanding conditions of the Ludgate Engineering letter dated June 28, 2010 and LTL Consultants letter dated June 28, 2010.*

- *Signed documents from Teen Challenge to permit grading for the shoulder improvements that fall outside of the legal right of way.*
- *The developer will need to enter into a developer's agreement and will need to post the required financial security.*
- *The plan should list the type of trees, caliper, size, etc. for the landscape planting.*
- *Add and clarify items listed on the cost estimate review and submit a revised copy for the Township Engineer to review.*
- *The Township Engineer must review the most recent dated plans to verify the plan is accurate.*

- *The lighting information needs to be provided to confirm conformance with the lighting shielding requirements of Section 748.08.a of the Zoning Ordinance.*
- *The lighting information on sheet 11 needs to be completed as described in the LTL letter.*

*Gary Deck seconded the motion. All in favor, motion carried.*

**Camp Calvary:** Brief zoning update discussion.

**Mountain Meadows Phase 2:** Brief discussion of plan status.

**Mt. Aetna Village:** No discussion.

**New Plans:** None.

**Walk-In Discussions:** None.

**Other Business:** Ray Daub and Robert Sattazahn attended the Vegetative Buffers for Poultry and Livestock Farms Field Day on June 15, 2010 and informed the other Planning Commission members of what was discussed.

*Ray Daub made a motion to adjourn the meeting at 8:26 p.m., seconded by Laverne Frey. All voted in favor. The meeting was adjourned.*

Respectfully submitted,

*Heather Claman, Planning Commission Secretary*